

**AGENDA  
Zoning Board  
Borough of Rumson  
October 15, 2019  
7:30 P.M.**

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Atlantic Builders Custom Homes, LLC**, 2 Dogwood Lane (Corner) North Cherry Lane (Primary Front) and Dogwood Lane (Secondary Front) / Block 19, Lot 1, R-4 Zone) to raze the existing residence to construct a new single-family residence and detached garage at the existing premises. The application was heard and concluded by the Zoning Board at the September 17, 2019 meeting. Due to a postal delivery error many of the surrounding residences apparently did not receive their notice of the proposed application until after the meeting date. In order to allow for public comment, that portion of the September hearing is being reopened. You are free to attend and provide your comments at the time, if you so desire.
2. The application of **John Horbal**, 9 Allen Street (Block 28, Lot 14, R-5 Zone) to construct a new single-family residence and rear patio area with wading pool and hot tub at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,424 sf. Existing and Interior Lot Shape 34 feet Required; 33 feet Existing. New construction will create non-conformities in Building Front Setback 35 feet Required; 19 feet Proposed, Porch Front Setback 30 feet Required; 15 feet Proposed, Rear Setback 35 feet Required; 32.85 feet Proposed, Building Coverage 1,243 sf. Permitted; 1,493 sf. Proposed and Floor Area 2,127 sf. Permitted; 2,300 sf. Proposed.
3. The application of **Geoffrey Dolan**, 31 Allen Street (Block 33, Lot 35.01, R-5 Zone) to construct a new single-family residence and a detached garage at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,525 sf. Existing. New construction will create non-conformities in Rear Setback 35 feet Required; 28.5 feet Proposed, Building Coverage 1,392 sf. Permitted; 1,516 sf. Proposed and detached garage side and rear Setback 5 feet Required; 3.1 feet Proposed.
4. The application of **Peter Mayes**, 29 Allen Street (Block 33, Lot 35.02, R-5 Zone) to raze existing residence and construct a new single-family residence and a detached garage at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,525 sf. Existing. New construction will create non-conformities in Rear Setback 35 feet Required; 28.5 feet Proposed, Building Coverage 1,392 sf. Permitted; 1,516 sf. Proposed and detached garage side and rear Setback 5 feet Required; 3.1 feet Proposed.
5. The application of **Charles & Lexi Scheerer**, 1 Parmly Street (Block 52, Lot 9, R-5 Zone) to remove existing second floor and front entry to construct new second floor and new open covered front porch. In addition, a new one-car detached garage and driveway extension will be constructed at the existing premises. The property is currently non-conforming in Lot Area 6,000 sf. Required; 5,750 sf. Existing and Interior Lot Shape 34 feet Required; 30 feet Existing. The residence is currently non-conforming in Minimum Building Front Setback 35 feet Required; 34.17 Existing and Minimum Porch Front Setback 30 feet Required; 29.77 feet Existing. New construction will increase non-conformities in Building Front Setback 35 feet Required; 32.17 feet Proposed and Porch Front Setback 30 feet Required; 27.17 feet Proposed.

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6. The application of **Petcon Builders, LLC**, 27 East River Road ((Block 39, Lot 2, R-5 Zone) to expand the existing driveway creating a new circular driveway and second curb cut at the existing premises. New construction will create non-conformities in that only one (1) driveway curb cut is permitted; 2 Driveway curb cuts Proposed and Maximum Lot Coverage 3,092 sf. Permitted; 3,092 sf. Existing; 3,253 sf. Proposed.

7. The **Chris & Stephanie Ade**, 8 Ivins Place (Block 107, Lot 1, R-2 Zone) to construct a new four (4) car detached heated garage for the storage of classic cars with a second floor storage loft and a new second floor addition over the existing two (2) attached garage at the existing premises. New construction will create non-conformities in that the ground floor area of all accessory buildings may not exceed 30% of the ground floor area of the principal building 840 sf. sf. Permitted; 1,092 sf. Proposed, second floor of an accessory may not have useable floor area greater than one-half (½) of the ground floor area 546 sf. Permitted; 755 sf. Proposed, Garage space for automobiles Permitted 5 spaces; Proposed 6 spaces and an accessory buildings shall not be heated.

**ADMINISTRATIVE:**

**Approval of September 17, 2019 Minutes**

**Approval of October 15, 2019 Resolutions:**

**Atlantic Builders Custom Homes, LLC**, 2 Dogwood Lane (Block 19, Lot 1, R-4 Zone)

**Garth Hagner**, 10 Warren Street (Block 137, Lot 14.02, R-5 Zone)

State Shorthand Reporting Service